

**City of Eau Claire
Plan Commission Minutes
Meeting of June 20, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow, Winzenz

The meeting was chaired by Mr. Weld.

1. **ELECTION OF OFFICERS – 2016**

Ms. Mitchell moved to approve Mr. Weld as chair. Mr. Radabaugh seconded and the motion carried.

Mr. Brenholt moved to approve Ms. Ebert as vice chair. Mr. Pederson seconded and the motion carried.

Mr. Pederson moved to approve Mr. Radabaugh as secretary. Mr. Granlund seconded and the motion carried.

2. **REZONING (Z-1579-16) – TR-1 and R-1 to C-3P, 3315 S. Hastings Way**
SITE PLAN (SP-1626) – Mini-storage facility

Mr. Tufte presented a request to rezone property from TR-1 and R-1 to C-3P and to adopt the general development plan for a mini-storage facility at 3315 S. Hastings Way. The project is to build a 8,245 square foot min-storage building. Being commercial in nature, the land use and rezone would be consistent with the Comprehensive Plan which designates the site as commercial. Street trees will be required rather than lilac bushes.

Applicant, Michael Benrud, 4535 Village Oaks Drive stated the site is difficult because it is close to the highway and it does not lend itself to residential. The architecture of the mini-storage makes it look residential. He shared a letter from a property owner to the north who was not in opposition. The cemetery board also was not in opposition.

Eugene Pronschinske, 4227 Drier Court stated he is not in favor of the project and the cemetery expanding on the site would be a better use. He was glad that the site is getting cleaned up.

Ms. Mitchell stated the cemetery does not have a need for the additional land but she was cognizant of the neighbor's concern.

Mr. Pederson moved to recommend approval of the rezoning and the site plan subject to the conditions of the staff report. Seconded by Mr. Granlund and the motion carried.

3. **2017 – 2021 Capital Improvement Plan (CIP) – City wide**

Mr. Winzenz presented a request to declare the 2017-2021 Capital Improvement Plan consistent with the Eau Claire Comprehensive Plan. The draft plan was developed by the City Council and City Administration. He gave an overview in that 73 percent would be for maintenance and 27 percent would be for new projects. Transportation has a related 30 percent of the projects such as bridges and street reconstruction. Some specific projects are alley improvements, the Carson Park Causeway, Phoenix Park Pedestrian Bridge, Downtown Riverwalk Trail. The Gibson Parking Ramp is included for maintenance; also a new transit facility is included with bus shelters. He noted water and sewer projects such as basin modifications to the water treatment plant and a second crossing at the Chippewa River for redundancy. For City buildings, the capital plan is for maintenance at City Hall such as a new roof, exterior tuck pointing, interior remodeling, and enhanced security. A replacement of fire station number 10 is scheduled as well. For parks and recreation, there are two dog parks. Improvements in downtown include Haymarket Plaza, renovation of the Gibson Street parking garage, and money for acquiring property for the redevelopment of the Cannery District.

Ms. Mitchell moved to recommend approval of the Capital Improvement Plan (CIP) being consistent with the City's Comprehensive Plan. Seconded by Mr. Brenholt and the motion carried.

4. **SITE PLAN (SP-1627) – Micon Cinema Addition, 3109 Mall Drive**

Mr. Tufte presented a request to approve a site plan for the Micon Cinema Lounge addition and remodel of five auditoriums located at 3109 Mall Drive. The plan includes a 1,528 square foot addition for a VIP bar lounge and remodeling the other theaters. The remodeling project will net a loss of 189 seats which results in 213 required parking stalls based on the 851 seats. With the addition, the total on site requirement will be 237 stalls. The site plan shows 261 stalls.

Applicant, Dan Olson of Eau Claire Theatre Group LLC stated they are excited about upgrading the theaters to current industry standards with wider seating and a bar lounge.

Mr. Larsen moved to approve the site plan with staff conditions. Ms. Mitchell seconded and the motion carried.

5. **Neighborhood Revitalization Task Force Report**

Mr. Tufte presented a request to review and recommend the final Neighborhood Revitalization Task Force Report. Yellow language in the draft was added since the last Task Force committee meeting. The City Council will see the document next week. A project timeline is included. The process formed a task force committee and looked at the six core neighborhoods. They learned about the scope of the challenge, looked at what other communities are doing, looked at solutions, and reviewed the draft. Mr. Tufte reviewed possible ideas such as housing rehabilitation and home energy savings, adding a full-time code enforcement officer, inspecting housing, reconstructing alleys, studying snow removal in the alleys, promoting sidewalk snow removal, a historic preservation, improving parking codes, and expanding neighborhood matching grants. Further actions could be a rental license program, a non-profit private

neighborhood development corporation, amend tax increment financing districts, develop a targeted investment neighborhood program, adopt a conservation overlay to protect quality of design, implement a residential parking permit program near Mayo Clinic Health System, pursue an economic development grant from Invest in Wisconsin, consider an educational assistance program to leverage neighborhood revitalization, market the neighborhoods better, coordinate with the neighborhood associations, institute an alley trash collection, use arts and culture, reinstate the sidewalk inspection program, and study rebating residential tax increases.

Helene Smiar, 320 Broadway Street spoke in support stating that the City is paying attention to the needs of the neighborhood and thanked the Commission and staff for their work. She was supportive of the community development corporation. She stated there are very good landlords in the Historic Randall Park Neighborhood and wants to work with them moving forward.

Kevin Rosenberg, 219 McKinley Avenue stated they have some concerns with the neighborhood development corporation and need more time to review the draft. He was concerned about special interests and desired that the City give neighborhood associations more money to market and send out newsletters.

Ms. Mitchell had concerns about high density housing in the 3rd Ward and Randall Park Neighborhoods.

Mr. Larsen stated identifying the University Foundation is too inclusive and perhaps the section could be re-written.

Ms. Ebert stated utilizing the current zoning is the best guide for future development.

Ms. Mitchell moved to amend the report on page 108 to remove the language in the last paragraph. Seconded by Mr. Larsen and the motion carried. Ms. Mitchell then moved to recommend the final report. Mr. Radabaugh seconded and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Comprehensive Plan Amendment – TIF policy

Mr. Tufte presented the TIF policy that was recently approved by the City Council. The policy includes “targeted areas” for redevelopment as noted in the City’s Comprehensive Plan. He asked the Commission, given the TIF policy reference and what is included if it is sufficient or if they need to amend the Comprehensive Plan. He gave them several options to consider; the Commission could proceed with no changes, do a public discussion, or initiate an amendment.

Mr. Winzenz stated the targeted areas reference is meant to be a proactive position to identify areas of the community where TIF is appropriate.

Commissioners had questions about the Water Street Plan’s guidance for given redevelopment areas.

Mr. Larsen stated the Comprehensive Plan could be amended so that it includes the set of targeted areas if more than what is present is so desired.

Ms. Ebert stated the Menomonie Street corridor to Clairemont Avenue may not need to be a TIF district given the future reinvestment that is already planned by the University.

Mr. Granlund stated the policy language strikes a good balance and is flexible.

After further discussion, the Commissioners decided to leave the Comprehensive Plan as is.

B. Code Compliance Items

None.

C. Future Agenda Items

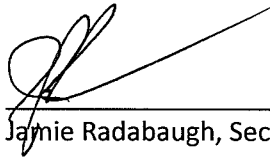
None.

D. Additions or Corrections to Minutes

None.

7. **MINUTES**

The minutes of the meeting of June 6, 2016 were approved.

A handwritten signature in black ink, appearing to read 'JR', is written over a horizontal line.

Jamie Radabaugh, Secretary